



City of Seattle
Seattle Department of Neighborhoods
Bernie Agor Matsuno, Director



King County



HARBORVIEW MEDICAL CENTER MAJOR INSTITUTIONS STANDING CITIZENS ADVISORY COMMITTEE

**Harborview Medical
Center Major Institutions
Standing Citizens
Advisory Committee**

Members

Larry Brouse – Chair
Kristin O'Donnell
John Dolan
Frederick Scheetz
Anne Fiske Zuniga
S Anne Newcombe
Leslie Harper Miles
Mike Greenen
Kristen Johnson
Ted Klainer

Ex-Officio Members

Steve Sheppard – DON
Michael Dorcy – DPD
Elise Chayet – Harborview
Medical Center

MINUTES

Meeting #29

Tuesday, August 15, 2012

Members Present

Larry Brouse
Frederick Scheetz
Leslie Harper Miles
Ted Klainer

Anne Newcombe
John Dolan

Members Absent

Kristen Johnson
Kristin O'Donnell

Mike Greenen

Staff Present

Steve Sheppard – City of Seattle, Department of Neighborhoods
Elise Chayet – Associate Administrator, Harborview
Michael Dorcy – City of Seattle, Department of Planning and Development

Others Present

(see sign-in sheet)

1. Welcome and Introductions

The meeting was opened by Larry Brouse. Brief introductions followed.

Larry Brouse noted that the purpose of the meeting is to update the CAC on the current status of the Sabey/County proposal to preserve and re-purpose Harborview Hall. He then turned the floor over to Sabey and the County to provide the briefings.

2. Briefing on the Current Status of the Feasibility Study

Sabey Staff noted that this is a complex issue and noted that this is a preliminary phase in the development of an adaptive re-use of Harborview Hall. She briefly went over the qualifications and experience of the Sabey Corporation and emphasized Sabey's experience with similar projects.



David Chambless from Callison Architects went over the current massing models and preliminary plans.

Editor's note: This presentation related to drawings and other visual aids and was not easily summarized in written form. The Discussion was relatively lengthy and only highlights are discussed here

Mr. Chambless noted that there would be a pass through using the lobby and an atrium. He also emphasized the design of the new open space and its dual purpose as it has access for loading etc. He noted that there would be a major art work in this area and that the terrace would be treated as a landscaped boulevard.

Karen Anderson briefly went over the major design considerations for the project: security and relationship to edges. Key considerations for the central plaza include: size, circulation, quality of the amenities, efforts to activate the space, permanence, Views from Terrace Street, accessibility from the hospital and surrounding neighborhood, and re-use of the firehouse. She presented some very preliminary floor plans and noted that the actual design of the building is not yet done and all present work is preliminary. Various options were outlined. She noted that the busing would be expanded to the east with a new section that would not only add square footage but act as the seismic buttress.

Sabey staff noted that the information presented at this meeting was developed specifically for this meeting. It will be refined with review by the CAC, and eventually then financially tested. At some point a specific proposal will be presented to the County Council.

Anne Newcomb noted that one of the purposes of the previous Heart of Campus was to provide light and open space visible for the parents and staff. She noted that this proposal still appears to lose that function and asked Sabey staff to further discuss this issue. Staff responded that this is a massing study to date and that special consideration would be given to transparency and other actions to soften that space. However this proposal would not provide the same configuration for the open space but would try to achieve some of the same benefits through other efforts.

Steve Sheppard asked when the county might request an Amendment to the plan to accommodate this actions. County staff responded that it will be some time and that it would after May of June of 2013 with the amendment request sometime thereafter. Mr. Sheppard suggested that the amendment request be more "front-loaded".

Fred Scheetz emphasized the need to maintain the integrity of the façade in the event that it is retained. He also suggested that no additional height be added to the building in order to avoid further shadowing of 9th Avenue. There was brief discussion of other developments in the area and how that might affect marketing space.

Larry Brouse stated that the alternatives appear to be improvements over previous information presented to the Committee. However, the issues of permeability of the development is not achieved. While this is an improvement, we still have two fundamentally incompatible proposals. At the end of the day what is at issue to the Committee is not the quality of the design but the acceptability of the new design to the initial concept in the Master Plan. You simply cannot have a centrally located open space and retain Harborview Hall. Eileen DeArmon admitted that at some level they are

incompatible, but urged the Committee to re-think previous positions and be open to change.

John Dolan stated that he wished to make a motion. Larry Brouse noted that in the quorum had been lost and that therefore no motion could be made. Larry Brouse asked that Mr. Dolan read his motion for the record, even though it could not be voted on. Mr. Dolan read the language of the possible motion as follows:

Whereas, the contract for demolition of Harborview Hall was allowed to lapse thereby eliminating the development of the MIMP approved center campus open space park; and

Whereas, King County at the direction of King County Executive Dow Constantine has proposed the retention, renovation, seismic buttressing and expansion of Harborview Hall;

We the members of the Citizen's Advisory Committee for Harborview Medical center move that a condition which constitutes a major amendment to the approved Major Institutions Master Plan exists. A letter should be drafted to Harborview's Trustee Committee, King County Executive, Council Members, Mayor of Seattle, the Director of the City Department of Planning and Development and the Director of the City of Seattle Department of Neighborhoods.

Steve Sheppard noted that normally such a motion would only be put forward once a request for an amendment was made.

After brief further discussion it was determined that this issue would be held over until meeting 30 on 8/28/2012

3. Adjournment

No Further Business being before the Committee the meeting was adjourned.